

2012 Morgan County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Morgan County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Morgan County the average tax bill for all taxpayers decreased 2.6%. This tax bill reduction was mainly the result of the 0.9% decrease in the tax levy of all local government units. Morgan County certified net assessed value rose by 0.5%. An increase in farmland assessments was offset by declines in homestead, other residential, and business assessments, which may have been a legacy of the recession. The levy decrease caused tax rates to fall in most Morgan County tax districts. Morgan County's tax rates are so low that few taxpayers were eligible for tax cap credits.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-2.6%	\$39,358,199	\$2,902,935,233	0.1%
Change		-0.9%	0.5%	0.0%
2011	2.5%	\$39,735,490	\$2,889,251,184	0.1%

Homestead Property Taxes

Homestead property taxes decreased 3.3% on average in Morgan County in 2012. Tax rates in most Morgan County tax districts decreased. The county average tax rate fell by 1.4%. Total Morgan County local property tax credits fell slightly in 2012. Morgan County's tax rates were so low that no homesteads were eligible for tax cap credits in 2012.

Net Tax Bill Changes - All Property Types

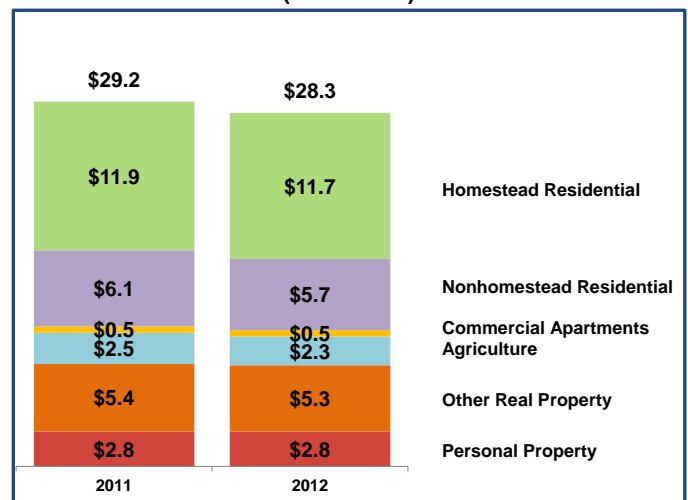
Most of Morgan County's 2012 net property taxes were paid by homeowners and business owners on their land and buildings (other real) and business equipment (personal). Net tax bills for all taxpayers decreased 2.6% in Morgan County in 2012. Net taxes were lower for homesteads, agricultural property, and other real property. Net taxes were unchanged for commercial apartments and personal property.

Comparable Homestead Property Tax Changes in Morgan County

	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	8,338	43.2%
No Change	307	1.6%
Lower Tax Bill	10,648	55.2%
Average Change in Tax Bill	-3.3%	
Detailed Change in Tax Bill		
20% or More	1,181	6.1%
10% to 19%	1,041	5.4%
1% to 9%	6,116	31.7%
0%	307	1.6%
-1% to -9%	6,139	31.8%
-10% to -19%	3,344	17.3%
-20% or More	1,165	6.0%
Total	19,293	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in about three-quarters of Morgan County tax districts. The average tax rate fell by 1.4%, because of a small levy decrease and a small certified net assessed value increase.

Levies in Morgan County decreased slightly by 0.9%. The largest levy decrease was in the Martinsville School Corporation, which had large decreases in its capital projects and bus replacement funds. The Monroe-Gregg School Corporation also had decreases in its capital projects, bus replacement, and general fund levies. The city of Martinsville saw a levy increase because of a new redevelopment bond levy.

Morgan County's total net assessed value decreased 0.6% in 2012. Agricultural net assessments rose 8.4%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Other categories of assessed value decreased. Combined nonagricultural net assessments fell 1.5%. This decline may be a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$3,090,032,099	\$3,073,410,474	-0.5%	\$1,475,968,415	\$1,453,283,369	-1.5%
Other Residential	590,323,029	585,160,936	-0.9%	588,137,652	582,978,923	-0.9%
Ag Business/Land	277,244,026	301,457,980	8.7%	277,073,926	300,369,923	8.4%
Business Real/Personal	911,355,396	887,037,864	-2.7%	716,290,226	701,683,192	-2.0%
Total	\$4,868,954,550	\$4,847,067,254	-0.4%	\$3,057,470,219	\$3,038,315,407	-0.6%

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Morgan County were \$40,662, or 0.1% of the levy, which was among the lowest rates in the state. Tax rates are the main determinant of tax cap credits, and Morgan County's tax rates also were among the lowest in the state.

All of Morgan County's tax cap credits were in the elderly category, which limits the tax bill increases of older homeowners to 2% per year. No units of government lost more than 0.3% of their levies to the tax cap credits. The largest dollar losses were in the city of Martinsville and the Martinsville School Corporation.

Tax Cap Credits by Category

Tax cap credits decreased slightly in Morgan County in 2012 by \$6,027, or 12.9%. The percentage of the levy lost to credits was unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Morgan County credits decreased mainly because most district tax rates decreased, so fewer older homeowners qualified for the elderly credit.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$30	\$0	-\$30	-100.0%
2%	0	0	0	0.0%
3%	0	0	0	0.0%
Elderly	46,660	40,662	-5,998	-12.9%
Total	\$46,689	\$40,662	-\$6,027	-12.9%
% of Levy	0.1%	0.1%		0.0%

Morgan County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	64,739,641	42,812,773	41,351,639	39,735,490	39,358,199	-33.9%	-3.4%	-3.9%	-0.9%
State Unit	80,170	0	0	0	0	-100.0%			
Morgan County	8,598,262	6,700,796	6,678,579	6,471,922	6,656,431	-22.1%	-0.3%	-3.1%	2.9%
Adams Township	26,274	26,286	26,033	25,062	25,263	0.0%	-1.0%	-3.7%	0.8%
Ashland Township	34,234	30,626	30,580	29,536	29,349	-10.5%	-0.2%	-3.4%	-0.6%
Baker Township	21,754	20,913	20,948	20,273	2,628	-3.9%	0.2%	-3.2%	-87.0%
Brown Township	695,790	718,104	704,897	686,950	636,976	3.2%	-1.8%	-2.5%	-7.3%
Clay Township	81,068	78,006	77,638	74,197	73,207	-3.8%	-0.5%	-4.4%	-1.3%
Green Township	108,609	105,522	151,934	174,652	184,628	-2.8%	44.0%	15.0%	5.7%
Gregg Township	159,765	182,463	381,002	62,483	143,523	14.2%	108.8%	-83.6%	129.7%
Harrison Township	8,568	8,420	8,584	8,203	8,256	-1.7%	1.9%	-4.4%	0.6%
Jackson Township	170,677	196,737	209,160	158,268	126,746	15.3%	6.3%	-24.3%	-19.9%
Jefferson Township	71,990	67,524	66,661	64,179	43,664	-6.2%	-1.3%	-3.7%	-32.0%
Madison Township	1,375,569	1,414,838	1,490,397	852,699	900,303	2.9%	5.3%	-42.8%	5.6%
Monroe Township	38,712	38,845	38,360	37,449	37,265	0.3%	-1.2%	-2.4%	-0.5%
Ray Township	45,803	29,929	28,785	26,492	27,125	-34.7%	-3.8%	-8.0%	2.4%
Washington Township	582,881	599,317	721,117	696,311	574,394	2.8%	20.3%	-3.4%	-17.5%
Martinsville Civil City	3,806,484	5,052,184	3,418,772	3,558,101	4,147,001	32.7%	-32.3%	4.1%	16.6%
Mooresville Civil Town	2,751,496	2,742,984	2,758,854	2,658,848	2,795,955	-0.3%	0.6%	-3.6%	5.2%
Bethany Civil Town	6,061	6,042	6,042	5,839	5,839	-0.3%	0.0%	-3.4%	0.0%
Brooklyn Civil Town	126,384	123,966	123,988	119,571	121,621	-1.9%	0.0%	-3.6%	1.7%
Morgantown Civil Town	178,284	177,861	178,027	171,163	174,637	-0.2%	0.1%	-3.9%	2.0%
Paragon Civil Town	68,598	55,908	55,896	55,656	55,890	-18.5%	0.0%	-0.4%	0.4%
Monrovia Civil Town	55,748	66,855	68,992	62,110	62,096	19.9%	3.2%	-10.0%	0.0%
Nineveh-Hensley-Jackson United Sch Corp	2,794,818	1,272,666	1,485,658	1,374,792	1,267,250	-54.5%	16.7%	-7.5%	-7.8%
Monroe-Gregg School Corp	6,186,826	4,221,837	3,899,641	3,710,012	3,265,614	-31.8%	-7.6%	-4.9%	-12.0%
Eminence Consolidated School Corp	2,307,882	1,223,272	1,253,868	1,259,629	1,089,349	-47.0%	2.5%	0.5%	-13.5%
M.S.D. Martinsville School Corp	16,511,487	7,414,586	7,517,195	7,573,599	7,020,490	-55.1%	1.4%	0.8%	-7.3%
Mooresville Consolidated School Corp	15,672,240	7,970,569	7,701,503	7,927,049	7,863,067	-49.1%	-3.4%	2.9%	-0.8%
Morgan County Public Library	1,225,937	1,119,918	1,093,898	1,067,349	1,168,044	-8.6%	-2.3%	-2.4%	9.4%
Mooresville Public Library	670,979	675,108	704,665	544,837	730,494	0.6%	4.4%	-22.7%	34.1%
Harrison Township Fire #7	42,423	43,552	45,141	44,145	44,033	2.7%	3.6%	-2.2%	-0.3%
West Central Indiana Solid Waste Mgmt Dist	0	0	0	0	0				
Monroe Township Fire District	233,868	427,139	404,824	214,114	77,061	82.6%	-5.2%	-47.1%	-64.0%
Morgan County Solid Waste Mgmt Dist	0	0	0	0	0				
Town of Mooresville Redevelopment	0	0	0	0	0				

Morgan County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT	CEDIT	CEDIT	LOIT	LOIT	
				Homestead	Homestead	Residential	Homestead	Residential	
55001	Adams Township	1.0233	29.7713%	--	8.3342%	--	--	--	0.6334
55002	Ashland Township	1.0258	29.7713%	--	1.0233%	--	--	--	0.7099
55003	Baker Township	0.8473	29.7713%	--	4.3719%	--	--	--	0.5580
55004	Brown Township	1.5463	29.7713%	--	1.1050%	--	--	--	1.0689
55005	Mooreville Town	1.8580	29.7713%	--	19.7571%	--	--	--	0.9378
55006	Clay Township	0.8960	29.7713%	--	7.9124%	--	--	--	0.5584
55007	Bethany Town	1.4046	29.7713%	--	0.2459%	--	--	--	0.9830
55008	Brooklyn Town	1.2442	29.7713%	--	0.4131%	--	--	--	0.8686
55009	Green Township	0.9521	29.7713%	--	0.8980%	--	--	--	0.6601
55010	Gregg Township	1.3619	29.7713%	--	1.6054%	--	--	--	0.9346
55011	Harrison Township	1.1366	29.7713%	--	4.4443%	--	--	--	0.7477
55012	Jackson Township	1.1479	29.7713%	--	1.1080%	--	--	--	0.7934
55013	Morgantown Town	1.8165	29.7713%	--	33.6696%	--	--	--	0.6641
55014	Jefferson Township	0.8721	29.7713%	--	1.8687%	--	--	--	0.5962
55015	Madison Township	1.3056	29.7713%	--	1.2241%	--	--	--	0.9009
55016	Monroe Township	1.3037	29.7713%	--	3.1355%	--	--	--	0.8747
55018	Ray Township	0.9019	29.7713%	--	3.2654%	--	--	--	0.6039
55019	Paragon Town	1.2904	29.7713%	--	1.2046%	--	--	--	0.8907
55020	Washington Township	0.9890	29.7713%	--	3.5111%	--	--	--	0.6598
55021	Martinsville City	1.9507	29.7713%	--	28.3650%	--	--	--	0.8166
55022	Monrovia Town	1.4621	29.7713%	--	3.6052%	--	--	--	0.9741

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Morgan County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	0	0	0	40,409	40,409	39,358,199	0.1%
<i>TIF Total</i>	0	0	0	253	253	1,876,568	0.0%
<i>County Total</i>	0	0	0	40,662	40,662	41,234,767	0.1%
Morgan County	0	0	0	6,252	6,252	6,656,431	0.1%
Adams Township	0	0	0	2	2	25,263	0.0%
Ashland Township	0	0	0	60	60	29,349	0.2%
Baker Township	0	0	0	3	3	2,628	0.1%
Brown Township	0	0	0	528	528	636,976	0.1%
Clay Township	0	0	0	81	81	73,207	0.1%
Green Township	0	0	0	169	169	184,628	0.1%
Gregg Township	0	0	0	49	49	143,523	0.0%
Harrison Township	0	0	0	10	10	8,256	0.1%
Jackson Township	0	0	0	81	81	126,746	0.1%
Jefferson Township	0	0	0	30	30	43,664	0.1%
Madison Township	0	0	0	176	176	900,303	0.0%
Monroe Township	0	0	0	22	22	37,265	0.1%
Ray Township	0	0	0	25	25	27,125	0.1%
Washington Township	0	0	0	509	509	574,394	0.1%
Martinsville Civil City	0	0	0	8,807	8,807	4,147,001	0.2%
Mooresville Civil Town	0	0	0	3,081	3,081	2,795,955	0.1%
Bethany Civil Town	0	0	0	0	0	5,839	0.0%
Brooklyn Civil Town	0	0	0	327	327	121,621	0.3%
Morgantown Civil Town	0	0	0	159	159	174,637	0.1%
Paragon Civil Town	0	0	0	16	16	55,890	0.0%
Lake Hart Civil Town	0	0	0	0	0	0	
Monrovia Civil Town	0	0	0	15	15	62,096	0.0%
Nineveh-Hensley-Jackson United Sch Corp	0	0	0	842	842	1,267,250	0.1%
Monroe-Gregg School Corp	0	0	0	1,616	1,616	3,265,614	0.0%
Eminence Consolidated School Corp	0	0	0	1,206	1,206	1,089,349	0.1%
M.S.D. Martinsville School Corp	0	0	0	8,765	8,765	7,020,490	0.1%
Mooresville Consolidated School Corp	0	0	0	5,663	5,663	7,863,067	0.1%
Morgan County Public Library	0	0	0	1,079	1,079	1,168,044	0.1%
Mooresville Public Library	0	0	0	735	735	730,494	0.1%
Harrison Township Fire #7	0	0	0	56	56	44,033	0.1%
Mooresville Redevelopment	0	0	0	0	0	0	
West Central Indiana Solid Waste Mgmt Dist	0	0	0	0	0	0	
Brown Township Mooresville Park	0	0	0	0	0	0	
Monroe Township Fire District	0	0	0	45	45	77,061	0.1%
Morgan County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Town of Mooresville Redevelopment	0	0	0	0	0	0	
TIF - Mooresville TIFs	0	0	0	253	253	1,874,781	0.0%
TIF - Westpoint TIF	0	0	0	0	0	646	0.0%
TIF - Martinsville TIFs	0	0	0	0	0	1,141	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.